

CITY OF VANCOUVERSPECIAL COUNCIL - JULY 22ND, 1975PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber, Third Floor, City Hall, at 7:30 P.M. on Tuesday, July 22nd, 1975 for the purpose of holding a Public Hearing to amend the Zoning and Development By-Law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce,
Cowie, Harcourt, Kennedy,
Marzari, Rankin, Sweeney
and Volrich

CLERK TO THE
COUNCIL: M. L. Cross

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
SECONDED by Ald. Bowers

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider and hear delegations concerning proposed amendments to the Zoning and Development By-Law.

- CARRIED UNANIMOUSLY

1. Continuation of the Adjourned Public Hearing of June 24th, 1975 for the application to rezone 2893 West 41st Avenue.

An application had been received from Mr. Roger Romses, Architect, and Dr. N. Divinsky, University Non-Profit Building Society, to rezone the E $\frac{1}{2}$ of Lots 6 and 7, Amended Lot 8, Block 9, District Lot 2027 from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District.

The application was not approved by the Director of Planning as it is considered that the form of development is unsuitable in regards to the shape and size of the site; the close proximity of the buildings of the proposed development to the adjacent single family properties; and the isolating of the three single family homes at the northeast corner of West 41st Avenue and MacKenzie Street.

The application was approved by the Vancouver City Planning Commission subject to the following:

- a) that the applicant acquire the 10-foot lane dedicated along the west side of Amended Lot 8;
- b) the height be restricted to 24 feet above the average grade of West 41st Avenue; and
- c) the floor space ratio not to exceed 0.60.

The application had previously been considered at a Public Hearing on June 24th, 1975 and it was resolved

THAT Council defer consideration of this rezoning application to the evening of July 22nd, 1975. This meeting to be held in the Council Chambers.

Continued on Page 2. . .

Clause No. 1 Continued

It was further resolved

"THAT the Planning Department sponsor an Information Meeting in the area prior to July 22nd to ensure that all the affected citizens are fully informed of the proposed development."

Mr. H. W. Gray, Zoning Planner, advised that the Planning Department had sponsored a Public Information Meeting at the Kerrisdale Community Center on July 10th, 1975 which was attended by approximately 60 people from the area surrounding the proposed development. He briefly summarized the rezoning application which had been presented in detail at both the previous Public Hearing and the Information Meeting, pointing out that the proposed development, located east of Crofton Manor, a Senior Citizens development, is for a non-profit 19-unit condominium in a single family area and would isolate three single family residences on the west side of the development.

Dr. N. Divinsky, President of the University Non-Profit Building Society, the applicant for this rezoning, stressed to Council that care is being taken to preserve the many shrubs and trees around the proposed development; that the development is of high quality and was approved by the Design Panel and the Vancouver City Planning Commission. He pointed out that the 19-unit co-operative housing development will not generate as much traffic as is already generated by the existing nursery. He said that his Society has attempted to acquire the three small corner lots but were unable to.

Mr. R. Romses, architect for the development, told Council that every effort has been made to minimize the impact of the project on the single family residential nature of the area; the height of the proposed development is 24 feet while some houses in the area are slightly above this height. He stated that if the property were allowed to be developed for single family homes, they could come to within 5 feet of the three houses at the northeast corner of West 41st Avenue and MacKenzie Street and could be up to 35 feet high. He stressed that trees planted by the nursery, ranging up to 50 feet in height, will be retained to provide screening from the adjacent single family homes.

Fourteen delegations spoke in favour of the proposed rezoning generally stating that the Society had been founded to solve the housing problems of U.B.C. faculty and staff and members of the Society. Single-family housing is expensive and uneconomical for this site. Many advised that the only way they could afford housing in Vancouver would be through co-operative housing such as this. The residents in the area supporting the development felt there would be far less traffic generated than that of the existing nursery which many felt was an 'eyesore'.

Thirteen delegations spoke against the proposed rezoning stating that the development was a piecemeal erosion of the single-family area and was an unacceptable density. Some residents were concerned about the close proximity of the development to their homes and their subsequent lack of privacy. Many felt the flashing signal light at 41st Avenue and MacKenzie Street would be inadequate to handle the increased traffic they feel will be generated by the proposed development.

All letters received and briefs submitted, as well as detailed comments of the delegations, are on file in the City Clerk's office.

MOVED by Ald. Marzari

THAT the rezoning application be approved.

- CARRIED

(The Mayor and Aldermen Sweeney and Volrich opposed.)

2. North Side of False Creek

The Director of Planning has submitted an application to rezone

- (A) North side of Prior Street between Gore Avenue and the Road West of Main Street

Lots 1-47, Block 21 and Lots 1-17, Block 22, All of D.L. 196

Present Zone: (CM-1) Commercial District

Requested Zone: (M-1) Industrial District

- (B) Portion of Crown Lease Land to the City, North of Lot 14, Block 64, D.L. 185 and South of the Revised Harbour Headline

Present Zone: (M-1) Industrial District

Requested Zone: (RS-1) One-Family Dwelling District

- (C) South side of Beach Avenue between Thurlow Street and the Burrard Bridge

W $\frac{1}{2}$ and E $\frac{1}{2}$ of Lot 26, Lots 27-30, Block 14, Plan 92 and West Portion of Lot B, Block 14, Plan 9919 and Water Lots 3-8 of Lot 5317, All of D.L. 185

Present Zone: (M-1) & (M-2) Industrial District

Requested Zone: (RS-1) One-Family Dwelling District

- (D) Area bounded by Beach Avenue, Burrard Street, Pacific Street and Homer Street

Lots 1-34 inclusive, Block 721, D.L. 541. Lot G, Plan 15118 and Lots 4-12 and Lots A-C, Plan 8486 and Lots D-F, Plan 12388, Block 122, D.L. 541. South 183.88' of Lots 2 and 3 and Lot 4, Plan 9597, Block 123, D.L. 541. South 183.88' on the West and South 122.73' on the East of Lot L 5606, Plan 6109, D.L. 541. Lot J, Block 115, D.L. 541

Present Zone: (CM-1) Commercial District

Requested Zone: (F.C.C.D.D.) False Creek Comprehensive Development District

The application was approved by the Director of Planning. Mr. Gray advised that the application had not been considered by the Vancouver City Planning Commission.

With respect to (D) above, Mr. J. C. Southcott, Vice-President - Administration of J. Fyfe Smith Co. Ltd., presented a brief (on file in the City Clerk's office) indicating that a portion of their property - described as Lots D, E and J, Block 115, District Lot 541 - would fall within the area to be rezoned. The southwest portion of the land and building would become F.C.C.D.D. and the balance would remain CM-1.

If the necessary land on Pacific Street is expropriated to extend it to an artery joining Pacific and Beatty Streets as indicated in the "Area Development Plan for Area 2, False Creek" adopted by Council on November 5th, 1974, they would lose irreplaceable warehouse area. If Pacific Street dissected their development, the isolated segment would be of no value due to the lack of ready access from one building to the other.

Clause No. 2 Continued

MOVED by Ald. Rankin

THAT a decision on the above rezoning be deferred until a report from the Vancouver City Planning Commission is received.

FURTHER THAT the Director of Planning be requested to consider the points raised by the delegation.

- CARRIED UNANIMOUSLY

3. Text Amendments Zoning By-Law No. 3575 - Development Permit Board

The Director of Planning has submitted an application to amend the text of the Zoning and Development By-Law No. 3575 to allow

- (a) Technical Administrative changes in connection with submitting Development Permit Applications to the Development Permit Board.
- (b) Discretion for the Director of Planning to consider certain applications of a "minor" nature; without first referring such applications to the Development Permit Board.
- (c) "Conditional Uses" in the existing downtown Commercial and Historical area zoning districts being subject to approval by the Development Permit Board instead of the Director of Planning.

The application was approved by the Director of Planning.

Mr. D. M. Hickley, Assistant Director, Central Area Division, advised that although the actual application to amend the text of the Zoning and Development By-Law has not been considered by the Vancouver City Planning Commission, on April 16th, 1975, the Commission approved the formation of the Development Permit Board. The text amendments arise from that approval.

MOVED by Ald. Rankin

THAT the application be approved.

- CARRIED UNANIMOUSLY

4. Text Amendments - False Creek Comprehensive Development District By-Law No. 4783 - Development Permit Board

The Director of Planning has submitted an application to amend the False Creek Comprehensive Development District By-Law No. 4783 to provide for Development Permit Applications to be submitted to the Development Permit Board.

Clause No. 4 Continued

The application was approved by the Director of Planning. Although the application has not been considered by the Vancouver City Planning Commission, Mr. Hickley could see no reason for any objections from the Commission to the amendments.

MOVED by Ald. Rankin

THAT the application be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
SECONDED by Ald. Bird


THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-Law for Items 1, 3 and 4.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10:40 P.M.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of July 22, 1975, adopted on August 12, 1975.


MAYOR


CITY CLERK